



# Dibbins Hey, Spital

£450,000



**LESLEY HOOKS**  
ESTATE AGENTS





This charming, traditional detached house is nestled in the highly sought-after area of Spital. Offering a light and airy feel throughout, this home benefits from combi gas central heating and provides the perfect canvas for anyone looking to put their own personal touch on it. The spacious layout includes a welcoming hallway, a bright lounge with a bay window, and a rear sitting room that opens out onto the garden through patio doors. The fitted kitchen breakfast room offers plenty of space for cooking and casual dining. Upstairs, there are three generously sized bedrooms, a separate WC, and a convenient shower room. Outside, the property features a driveway with off-road parking leading to the garage. The rear garden is a true highlight—beautifully generous and ideal for outdoor entertaining, complete with a patio area for relaxing or dining al fresco. Situated within walking distance of local shops, schools, and excellent transport links, this home is perfectly positioned for both convenience and tranquility. With no onward chain, this delightful property is ready to become your dream home. Don't miss the opportunity to make it yours! Council tax band E. Peppercorn lease of £2.78 per annum with 910 years left on the lease. Ultrafast broadband.



- Hallway**  
16'8" (5.08m) x 7'11" (2.41m)
- Lounge**  
14'4" (4.37m) Into Bay x 12'2" (3.71m)
- Sitting Room**  
13'0" (3.96m) x 12'2" (3.71m)
- Kitchen Breakfast Room**  
14'1" (4.29m) x 8'0" (2.44m)



- Bedroom One**  
16'0" (4.88m) Into Bay x 12'0" (3.66m)
- Bedroom Two**  
11'3" (3.43m) x 12'0" (3.66m) Into  
Wardrobe Recess
- Bedroom Three**  
8'8" (2.64m) Into Bay x 8'0" (2.44m)
- Shower Room**  
7'10" (2.39m) x 5'5" (1.65m)
- Separate WC**  
4'10" (1.47m) x 2'5" (0.74m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown here are for illustrative purposes only and no guarantee as to their operability or efficiency can be given.  
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